



*16 Sykes Close, Swanland, East Yorkshire, HU14 3GD*

- 📍 Outstanding Property
- 📍 Significantly Extended
- 📍 Immaculately Presented
- 📍 Council Tax Band G

- 📍 Open Plan Living Kitchen
- 📍 Five Beds/Three Baths
- 📍 Gated Entrance
- 📍 Freehold/EPC = C

£675,000

## INTRODUCTION

A SIMPLY OUTSTANDING PROPERTY! Significantly extended and remodelled, this fabulous family home provides beautifully appointed family accommodation. Viewing is a must to fully appreciate the layout, appeal and quality of this lovely home which also benefits from a safe and secure gated entrance and a south facing rear garden. The property forms part of the sought after Sykes Close, ideally placed for Swanland's highly regarded junior school, general amenities and variety of recreational facilities. The owners have continually invested in the property and created a delightful home which affords much flexibility and the very best of modern living with at its heart, its superb open plan bespoke kitchen, living area and orangery. Features also include a large lounge, separate dining/sitting room, cloaks/WC and a useful utility room. The central hallway has an impressive galleried landing above which provides access to all five bedrooms and bathroom. Two of the bedrooms are en-suite with the master bedroom being particularly luxurious. Outside an auto gated entrance opens to the block set forecourt and double garage which is insulated and fitted with storage units and a dog wash. The rear garden enjoys a private south facing aspect with lawn complemented by patio areas.



## LOCATION

The highly regarded village of Swanland is a great location for the growing family. Sykes Close itself is located off Westfield Lane and the village has an attractive centre clustered around the duck pond where there are a number of shops including a chemist, convenience store/Post Office and independent traders. There are a number of amenities and recreational facilities such as a tennis and bowls club and a children's playing field complete with playground. The village has a well reputed pre school and junior school with secondary schooling at nearby South Hunsley school at Melton. A number of public schools are also available. Convenient access to the A63 leads to Hull city centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away in Brough providing inter-city connections.

## ACCOMMODATION

A contemporary composite entrance door opens to the entrance hall.

## ENTRANCE HALL

A stunning first impression with a turning staircase leading up to the galleried landing above. There is a decorative panel effect to the walls and an understairs storage cupboard.



## CLOAKS/WC

With low level WC, wash hand basin and heated towel rail.



## LOUNGE

26'8" x 11'10" approx (8.13m x 3.61m approx)

A particularly spacious room with bay window to the front. The focal point of the room is a grand Inglenook fireplace with timber lintel and limestone hearth housing a gas stove. Wall mounted TV point, moulded coving to ceiling. Double doors open through to the orangery.



## FIREPLACE



## DINING/SITTING ROOM

11'7" x 11'5" approx (3.53m x 3.48m approx)  
 With windows to two elevations.



## KITCHEN/LIVING ROOM AREA

21'9" x 20' approx (6.63m x 6.10m approx)  
 An absolutely stunning room which is open plan in style through to the orangery. This room has plenty of light flooding in having a large lantern light to the ceiling, window and bi-fold doors out to the rear. The bespoke kitchen has a superb range of shaker style units with quartz work surfaces and grand island with breakfast bar area. There is a Rangemaster cooker with concealed extractor above, combination microwave, dishwasher and wine chiller. There is a Villeroy & Boch under-counter sink with mixer tap, beautiful tiled floor with underfloor heating. Within the day area is a stunning media wall complete with contemporary fireplace. Recessed spotlights to the ceiling. There is a feature gas stove to one corner of the room.





*LIVING AREA*



*DAY AREA*



## ORANGERY

15'4" x 11'3" (4.67m x 3.43m)

Overlooking the rear gardens. Large lantern light to ceiling with perimeter downlighting, beautiful tiled flooring with underfloor heating.



## UTILITY ROOM

7'7" x 5' approx (2.31m x 1.52m approx)

With a range of matching shaker style units and quartz tops, under-counter sink with mixer tap, plumbing for automatic washing machine and space for further appliance. Concealed boiler to corner, tiled flooring and external access door to side.



## FIRST FLOOR

### GALLERIED LANDING

A superb space providing access to all bedrooms and the bathroom. A corridor leads off to the main bedroom.



## LANDING

### ENTRANCE TO BEDROOM 1



### BEDROOM 1

19'1" x 13'7" approx (5.82m x 4.14m approx)

Measurements up to front of wardrobes which run to one wall having sliding mirrored fronts. Window to front elevation. This luxurious room features a plaster surround with marble hearth and back plate housing an electric fire. Recessed downlighters to ceiling.



### EN-SUITE BATHROOM

A beautifully appointed bathroom with tiled floor and underfloor heating. There is a spa bath, wash hand basin, concealed flush WC and large shower enclosure with multi jet shower system with both a rain head and hand held shower. Tiling to the walls complete with inset mirror, heated towel rail.



### BEDROOM 2

14' x 11'5" approx (4.27m x 3.48m approx)  
With window to front elevation. Built-in wardrobes.



### EN-SUITE SHOWER ROOM

With low level WC, wash hand basin in cabinet, large shower enclosure, tiling to the walls and floor, under floor heating, heated towel rail.



### BEDROOM 3

14'6" x 10'5" approx (4.42m x 3.18m approx)  
 With built-in wardrobe. Window to rear elevation.



### BEDROOM 4

14' x 10'6" approx (4.27m x 3.20m approx)  
 With fitted wardrobes. Window to rear elevation.



### BEDROOM 5

9' x 7'7" approx (2.74m x 2.31m approx)  
 With fitted wardrobes. Window to rear elevation.



## BATHROOM

A luxurious bathroom with suite comprising low flush WC, wash hand basin in cabinet having a quartz top. Spa bath with rain head shower above and spray screen. Tiling to the walls with inset mirror. Tiled flooring and recessed spotlights to ceiling.



## OUTSIDE FRONT

The entrance is framed by two pillars which have an automated sliding gate opening to the block set forecourt.



## GARAGE

19'5" x 18'2" internal (5.92m x 5.54m internal)

The garage is part insulated and has an array of fitted cupboards. There is also a dog wash and plumbing is available.

## REAR GARDEN

The rear enjoys a southerly facing aspect with lawn complemented by patio areas. There is fencing to the borders.



## REAR VIEW OF PROPERTY



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





